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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th October 2026



STATION ROAD, LITTLE BYTHAM, GRANTHAM, NG33

Charles Dyson Estate Agents

Elmer House, Finkin Street, Grantham, NG31 6QZ

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charlesdyson.co.uk

The Property Ombudsman

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Property
Overview

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Property

Type:	Detached
Bedrooms:	4
Plot Area:	0.54 acres
Council Tax :	Band E
Annual Estimate:	£2,762
Title Number:	LL445395

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

11 mb/s **80** mb/s **-** mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

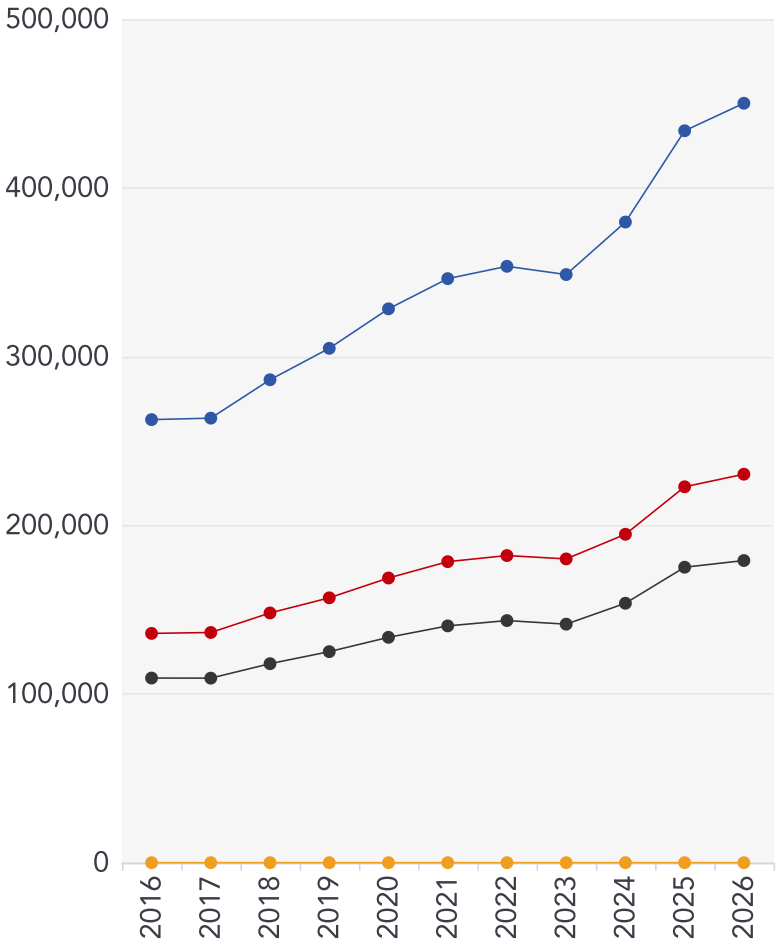
BT sky Virgin media

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Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in NG33



Detached

+71.41%

Semi-Detached

+69.43%

Terraced

+63.64%

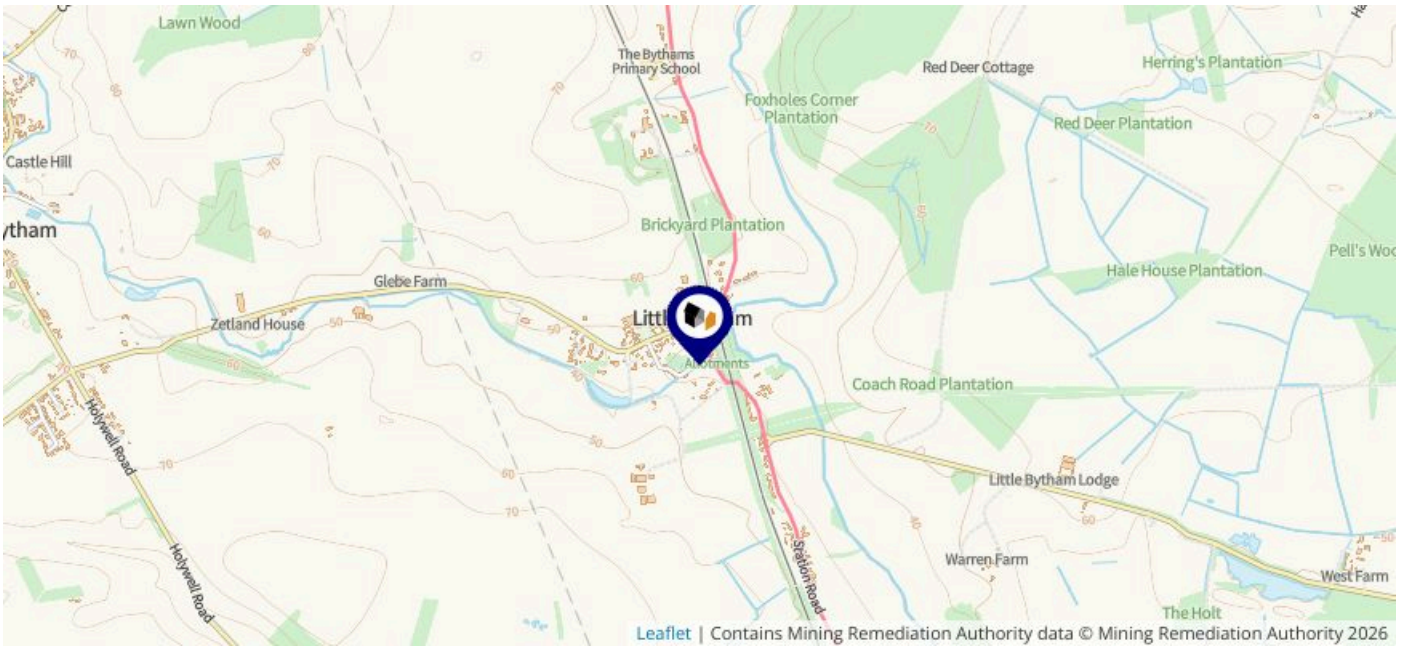
Flat

+44.99%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

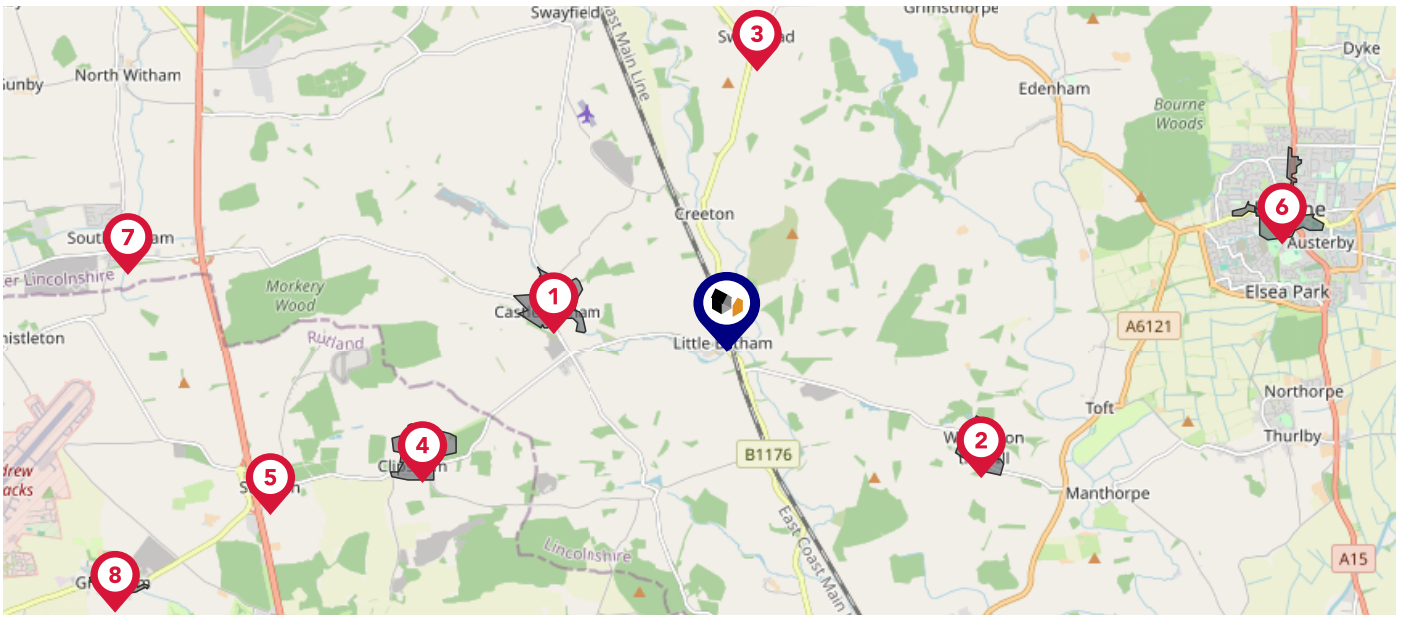
- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.

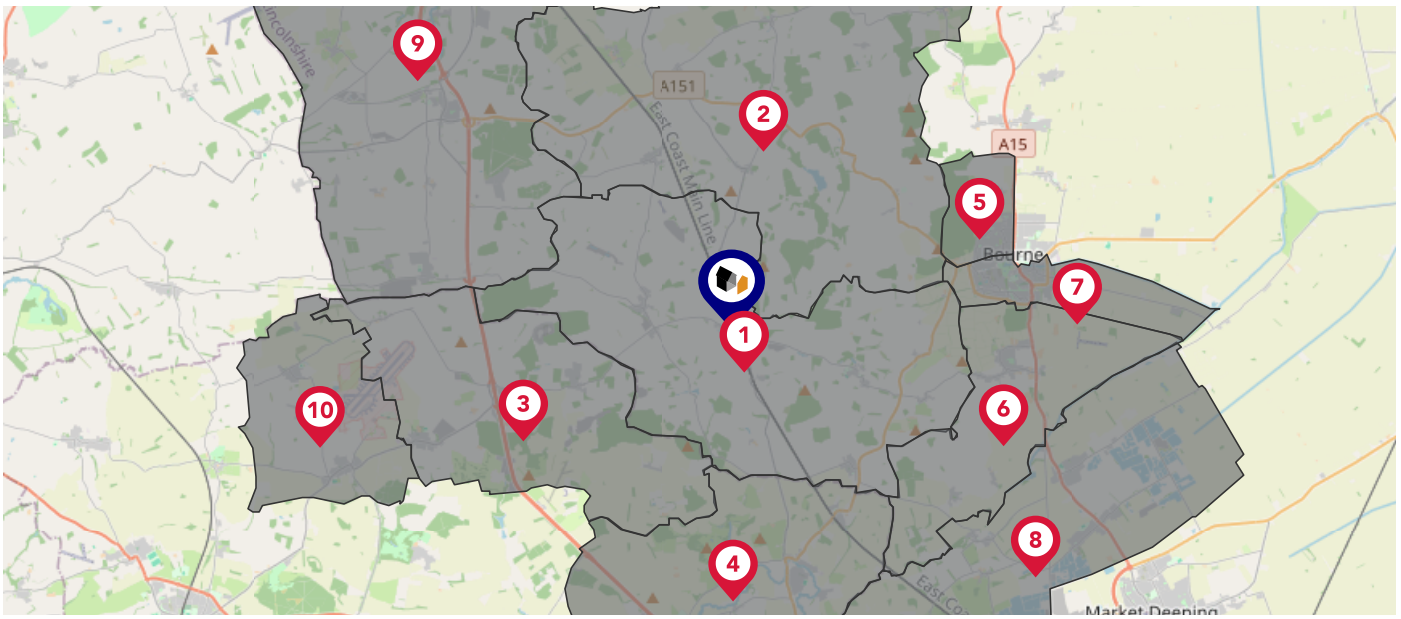


Nearby Conservation Areas	
1	Castle Bytham
2	Witham on the Hill
3	Swinstead
4	Clipsham
5	Stretton
6	Bourne
7	South Witham
8	Greetham

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Maps
Council Wards

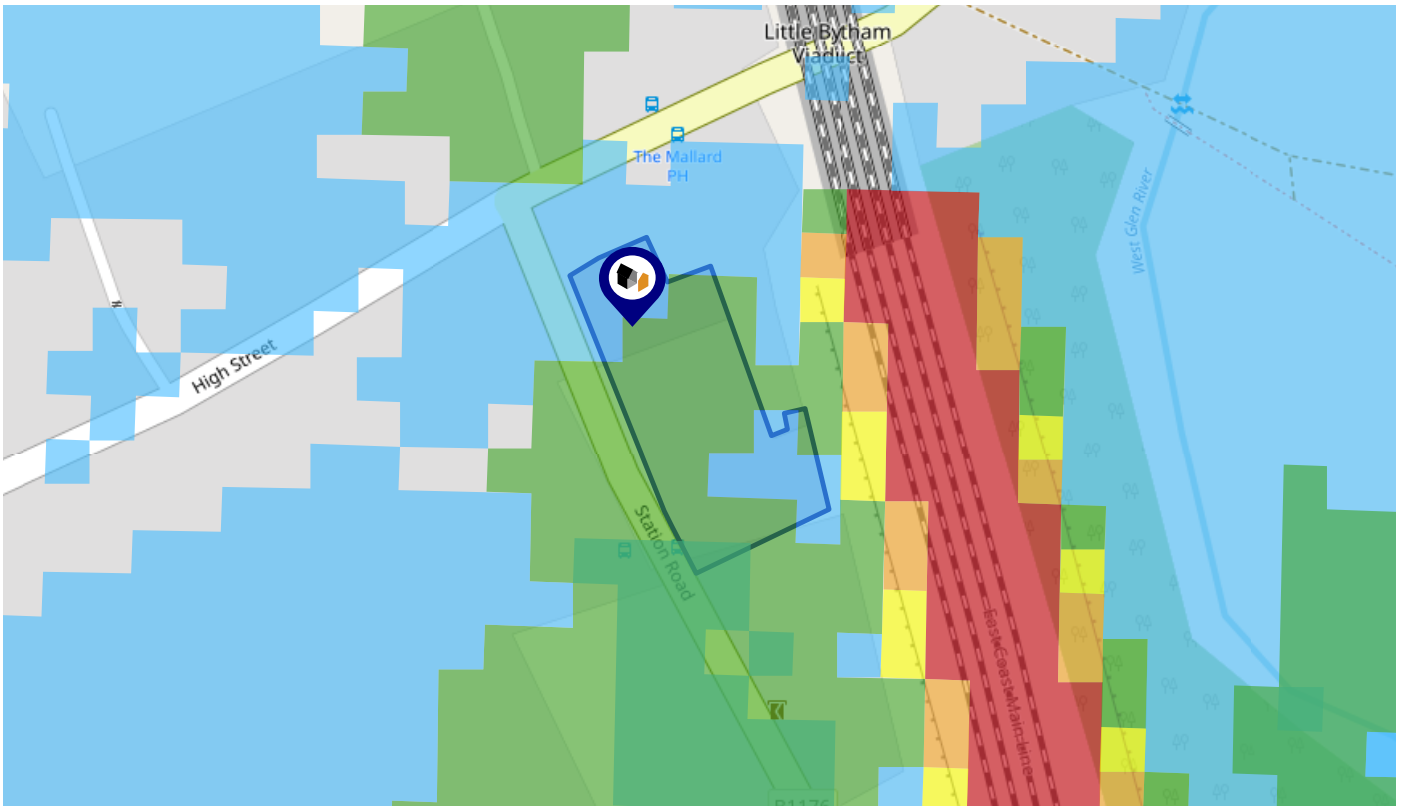
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Glen Ward
2	Castle Ward
3	Greetham Ward
4	Ryhall & Casterton Ward
5	Bourne West Ward
6	Dole Wood Ward
7	Bourne Austerby Ward
8	Casewick Ward
9	Isaac Newton Ward
10	Cottesmore Ward

Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

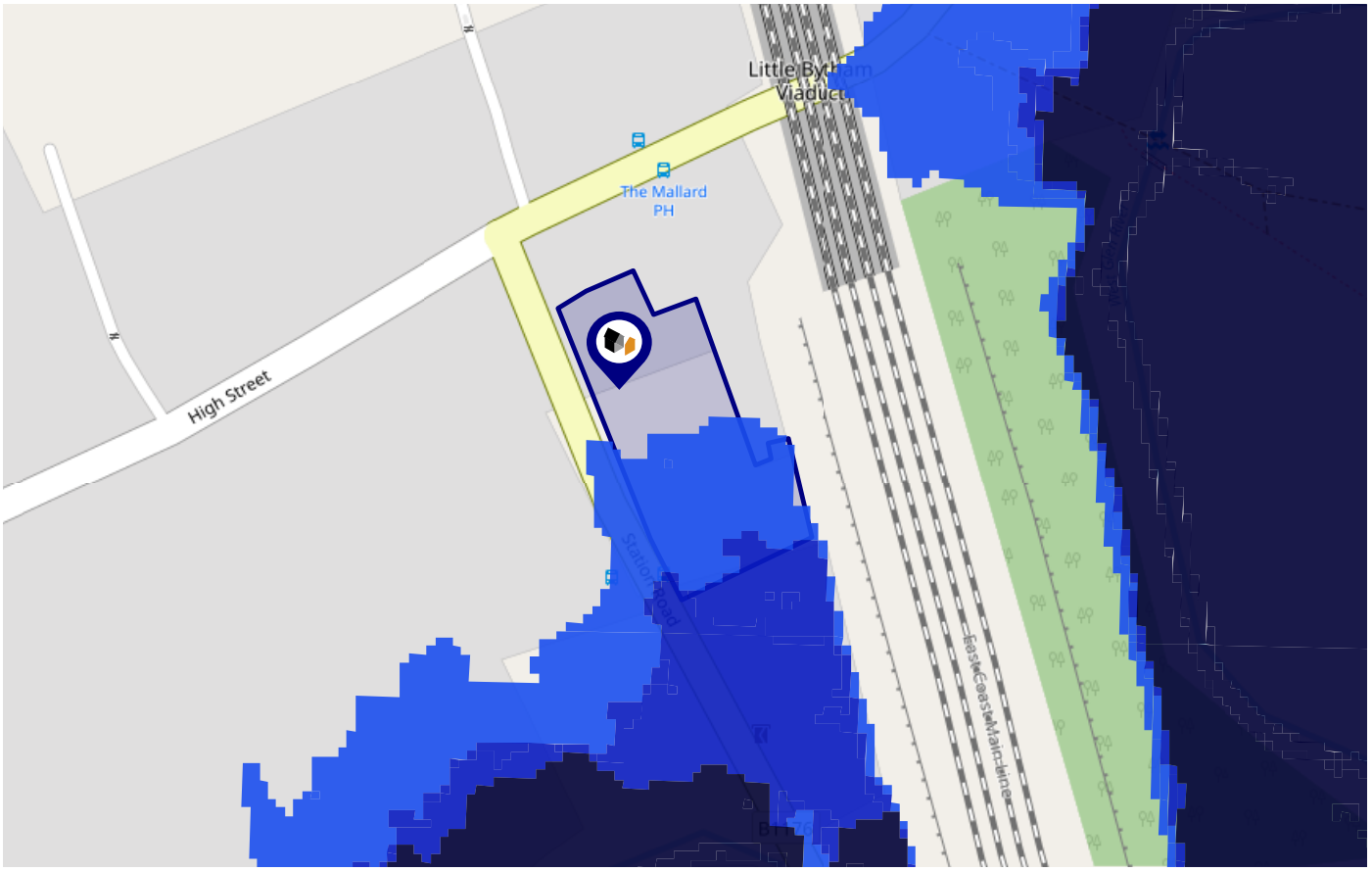
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB
4	70.0-74.9 dB
3	65.0-69.9 dB
2	60.0-64.9 dB
1	55.0-59.9 dB

Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

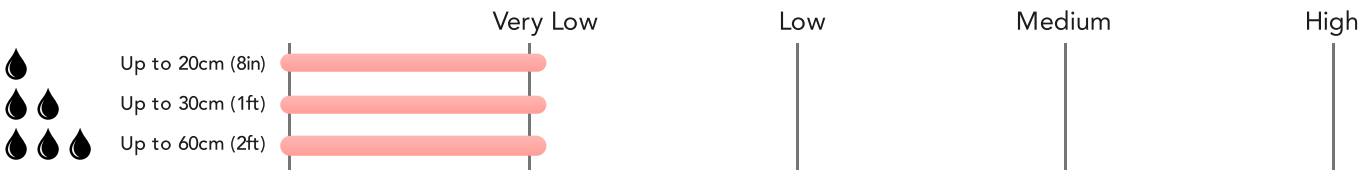


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:



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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

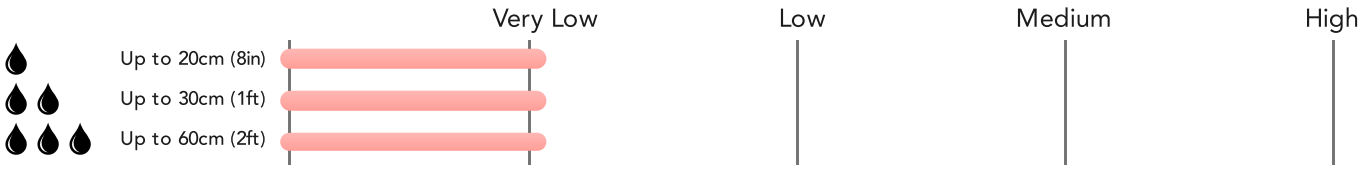


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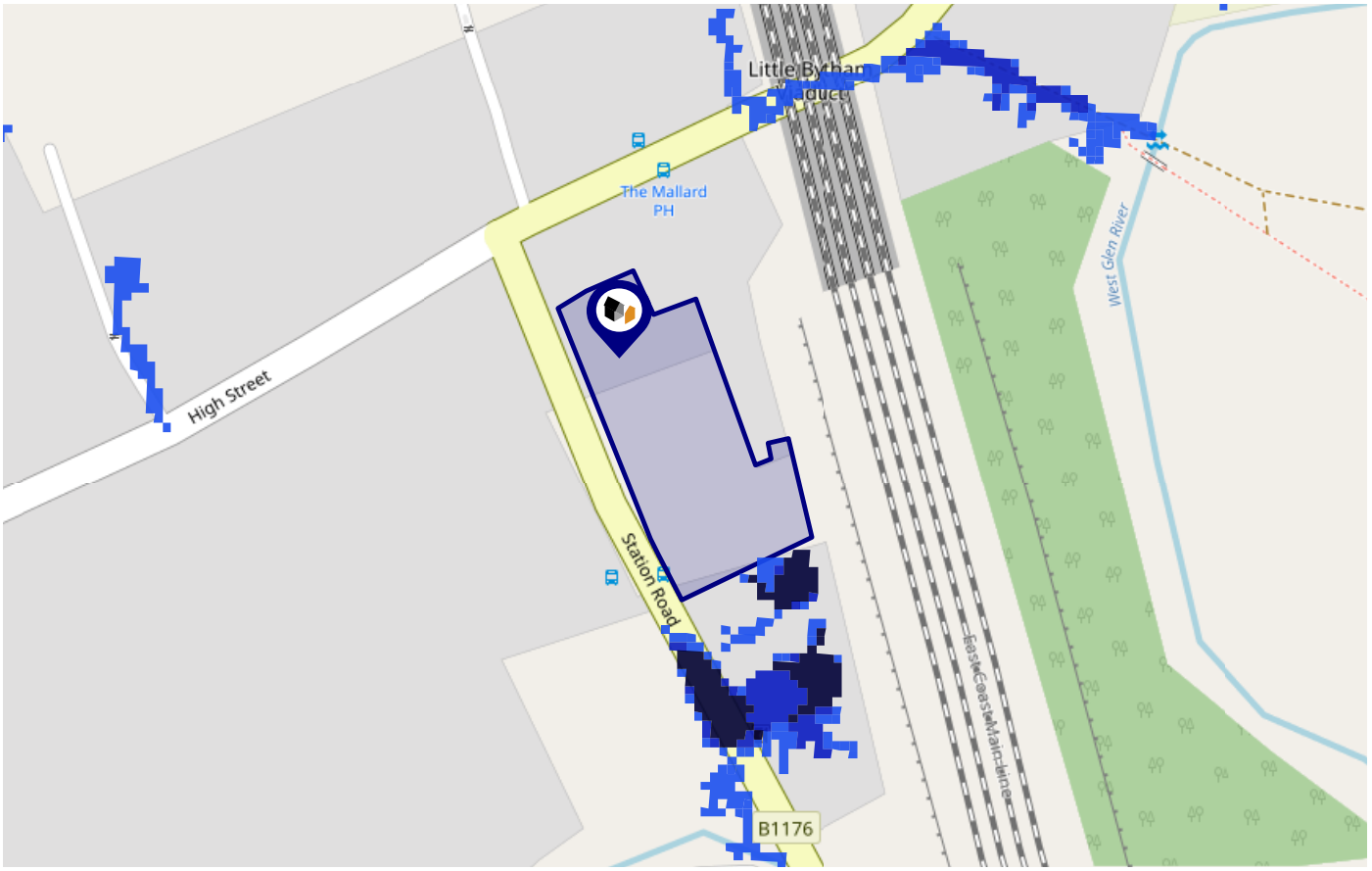
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Chance of flooding to the following depths at this property:



Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

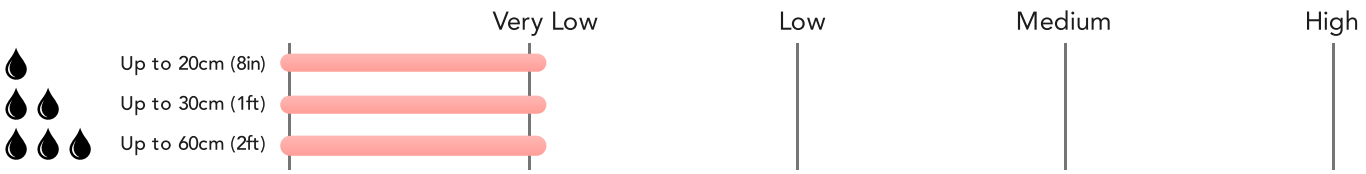


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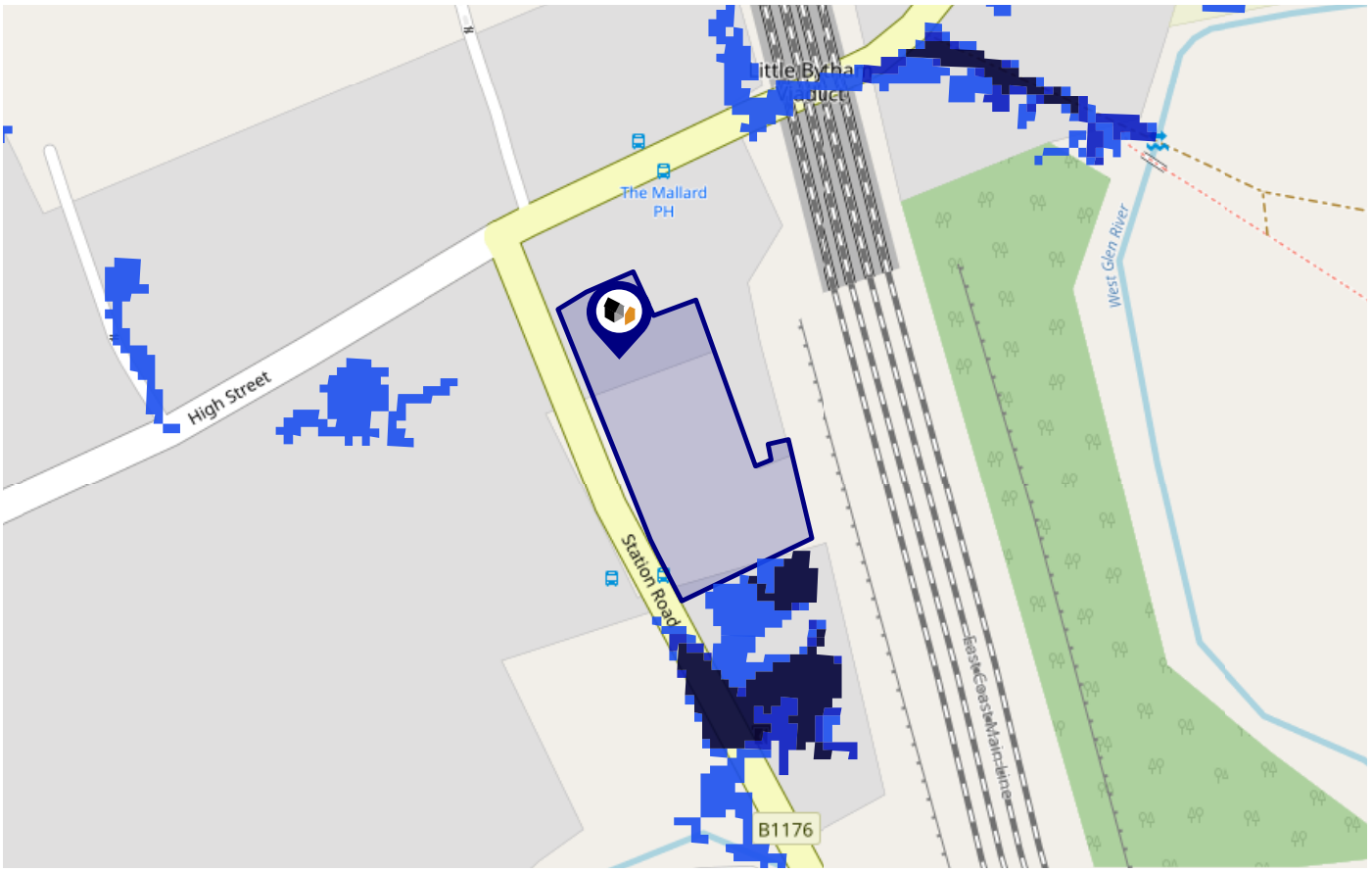
Chance of flooding to the following depths at this property:



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Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

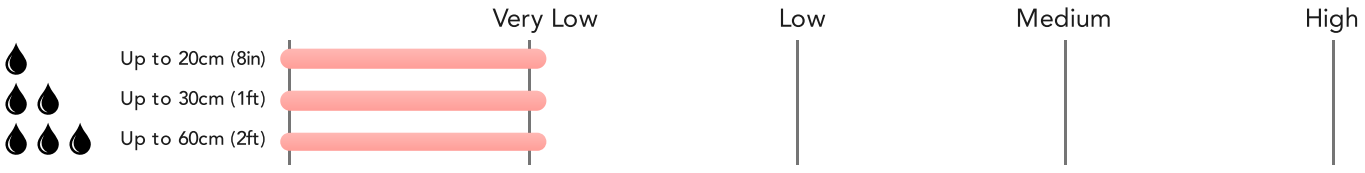


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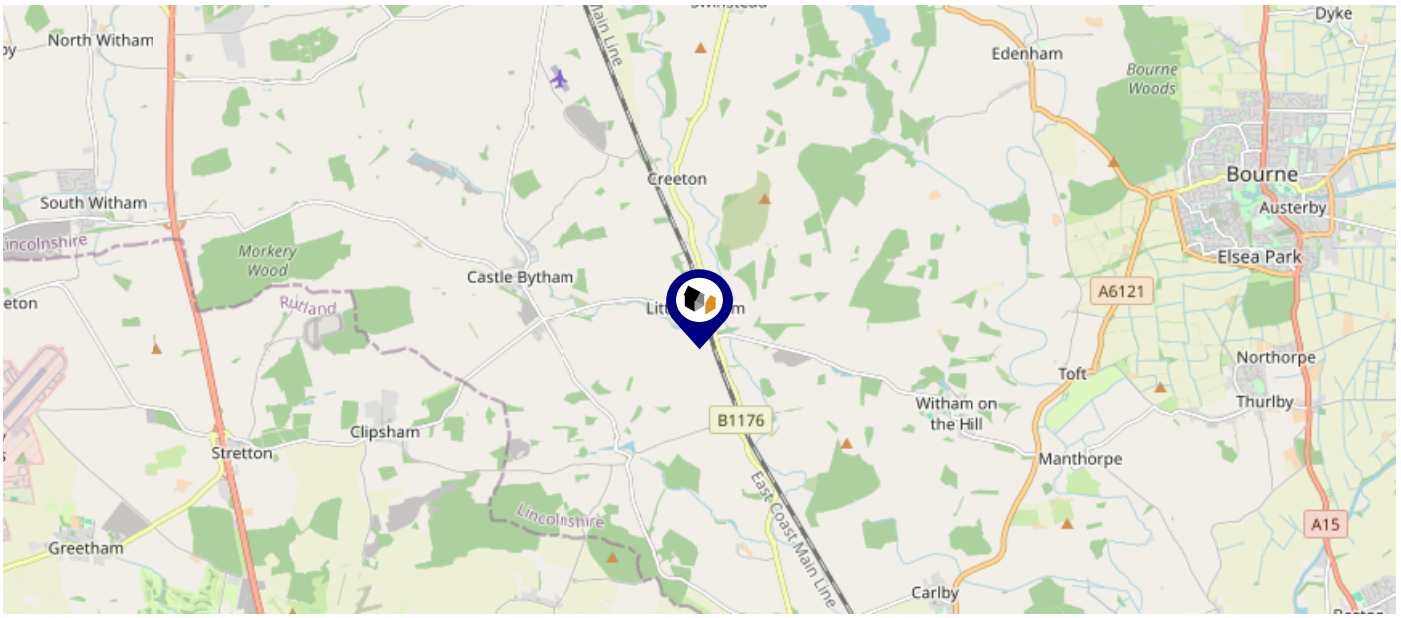
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Chance of flooding to the following depths at this property:



Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...

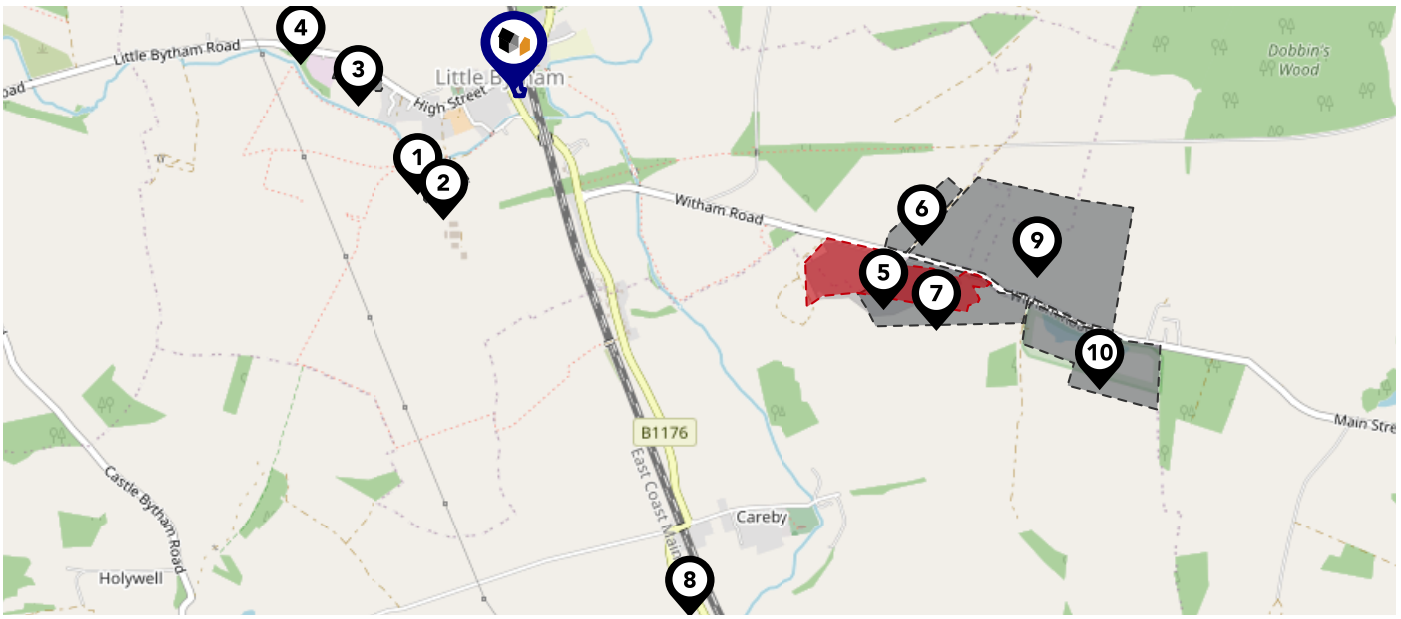


Nearby Green Belt Land

No data available.

Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Castle Bytham Road-Little Bytham, Lincolnshire	Historic Landfill
2	Little Bytham Disused Quarry-Grange Farm, The Grange, Little Bytham, Lincolnshire	Historic Landfill
3	Little Bytham-Little Bytham, Lincolnshire	Historic Landfill
4	Castle Bytham Road-Castle Bytham Road, Little Bytham, Lincolnshire	Historic Landfill
5	EA/EPR/SP3898NU/V002 - Bullimores Sand & Gravel Ltd	Active Landfill
6	Witham On The Hill-Halehouse Road, Little Bytham	Historic Landfill
7	Part Parcel No. 006-Careby, Witham on the Hill, Bourne, Lincolnshire	Historic Landfill
8	Stamford Road-Careby, Lincolnshire	Historic Landfill
9	Little Bytham/ Parcel Nos 1258, 2154, 2550 and 3542 - Parts Parcel Nos 4176, 6359 and 6530-Little Bytham, Witham on the Hill, Bourne, Lincolnshire	Historic Landfill
10	Witham on the Hill-Witham On The Hill, Careby	Historic Landfill

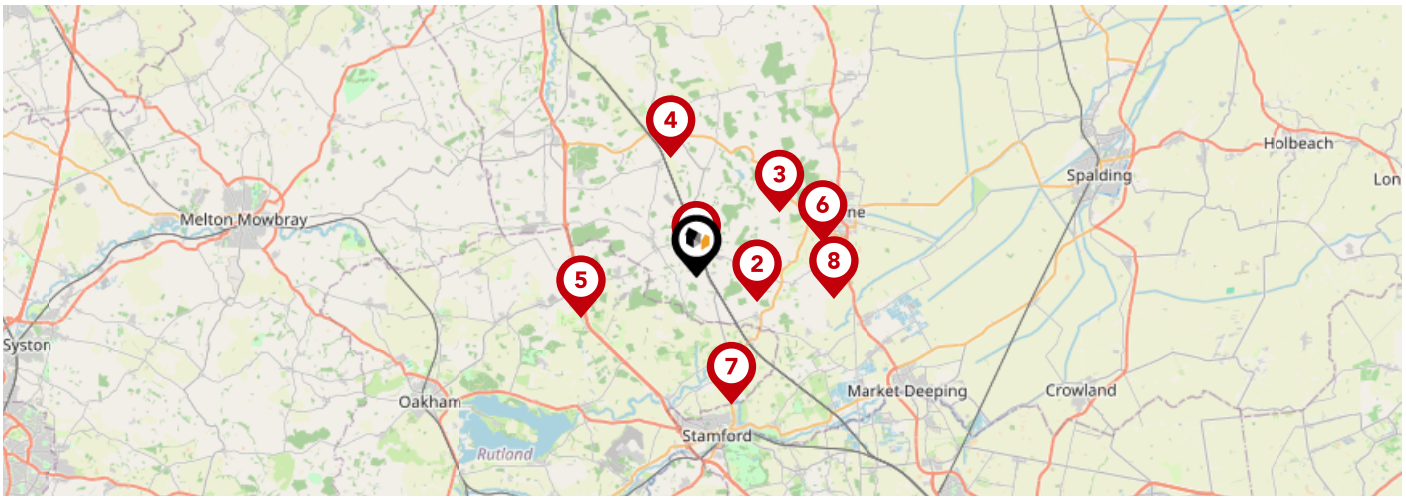
Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1360126 - Gravestone 4 Yds South Of South Porch Of Church Of St. Medard	Grade II	0.1 miles
2 1062772 - Church Of St Medard	Grade I	0.1 miles
3 1062841 - Stables At Castle Farm	Grade II	1.6 miles
4 1317151 - Red Barn Farmhouse And Stable Block	Grade II	1.6 miles
5 1062840 - Castle Farmhouse, Gates And Railings	Grade II	1.6 miles
6 1165787 - Barn At Castle Farm	Grade II	1.6 miles

Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Bythams Primary School** Ofsted Rating: Good | Pupils: 67 | Distance:0.48		✓			
2	**Witham Hall School** Ofsted Rating: Not Rated | Pupils: 242 | Distance:2.35			✓		
3	**The Edenham Church of England School** Ofsted Rating: Good | Pupils: 104 | Distance:3.8		✓			
4	**Corby Glen Community Primary School** Ofsted Rating: Good | Pupils: 82 | Distance:4.4		✓			
5	**The Shires** Ofsted Rating: Good | Pupils: 26 | Distance:4.41			✓		
6	**Bourne Westfield Primary Academy** Ofsted Rating: Outstanding | Pupils: 701 | Distance:4.67		✓			
7	**Ryhall CofE Academy** Ofsted Rating: Good | Pupils: 192 | Distance:4.74		✓			
8	**Thurlby Community Primary Academy** Ofsted Rating: Not Rated | Pupils: 203 | Distance:5		✓			

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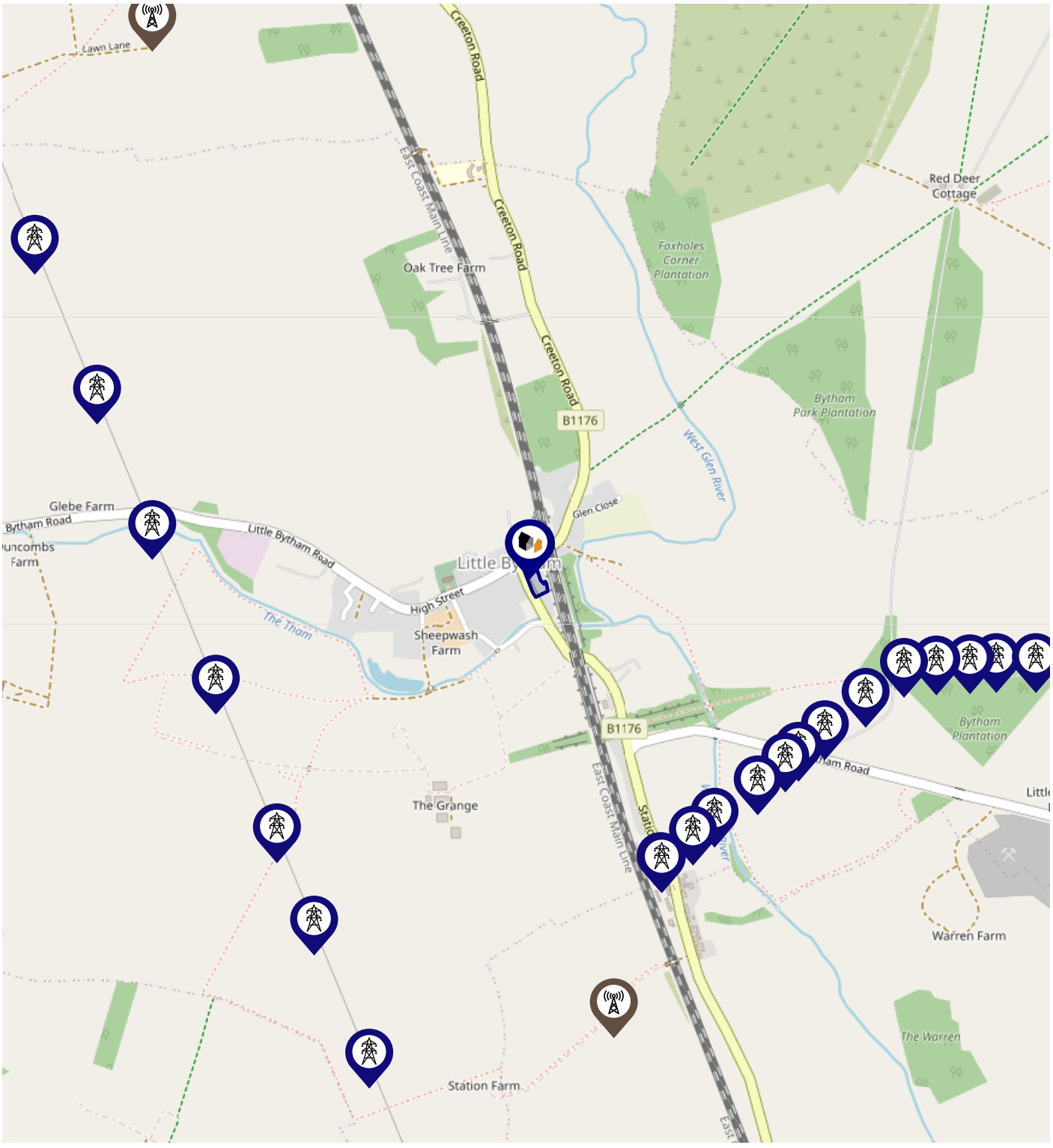
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Bourne Elsea Park Church of England Primary Academy** Ofsted Rating: Good | Pupils: 271 | Distance:5.05		✓			
10	**Bourne Grammar School** Ofsted Rating: Good | Pupils: 1726 | Distance:5.26			✓		
11	**Willoughby Academy** Ofsted Rating: Good | Pupils: 140 | Distance:5.34			✓		
12	**Casterton College Rutland** Ofsted Rating: Good | Pupils: 943 | Distance:5.41			✓		
13	**Bourne Abbey Church of England Primary Academy** Ofsted Rating: Good | Pupils: 679 | Distance:5.43		✓			
14	**Great Casterton Church of England Primary School** Ofsted Rating: Outstanding | Pupils: 84 | Distance:5.52		✓			
15	**South Witham Academy** Ofsted Rating: Good | Pupils: 103 | Distance:5.57		✓			
16	**Bourne Academy** Ofsted Rating: Good | Pupils: 1520 | Distance:5.59			✓		

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Local Area
Masts & Pylons



Key:

Power Pylons

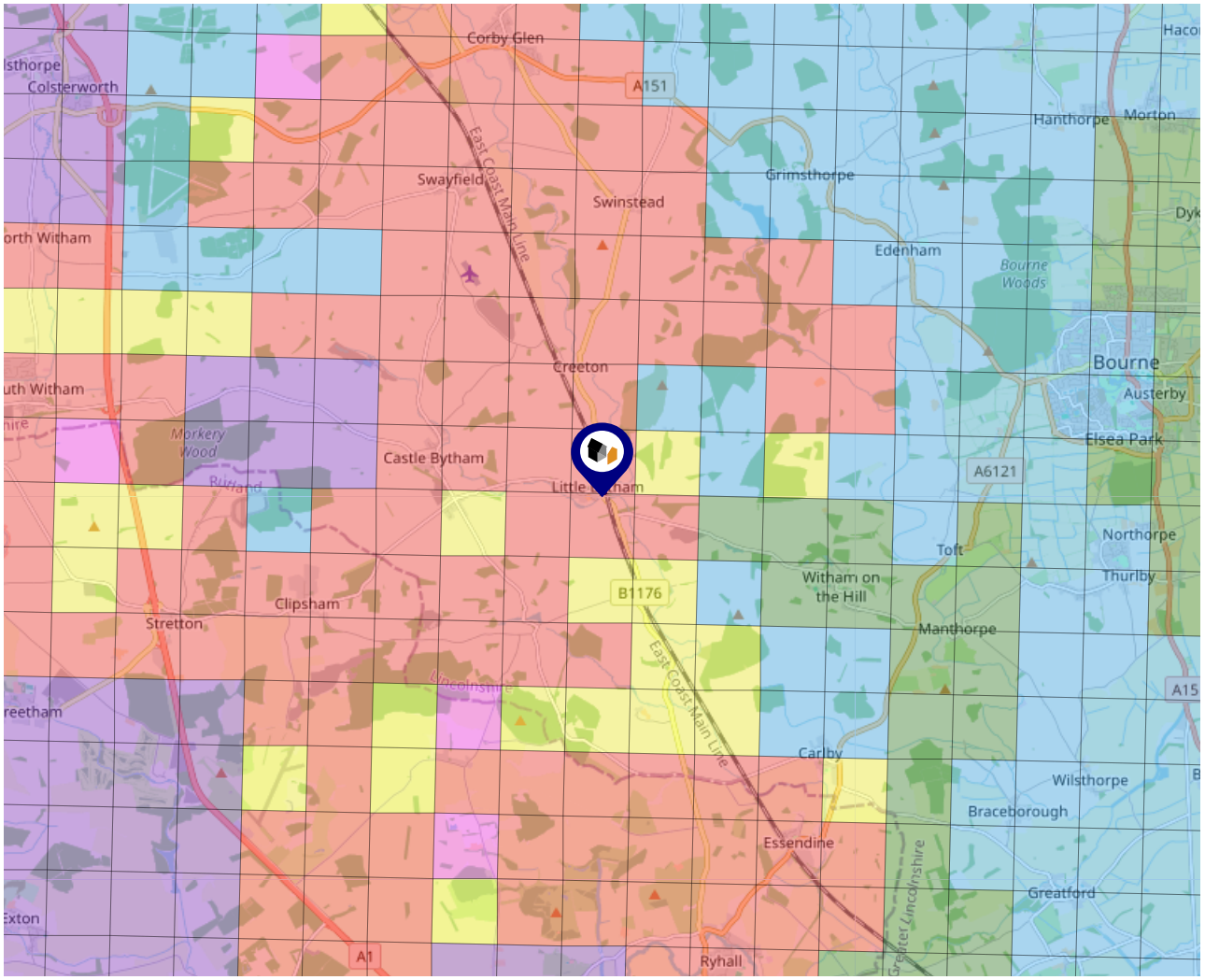
Communication Masts

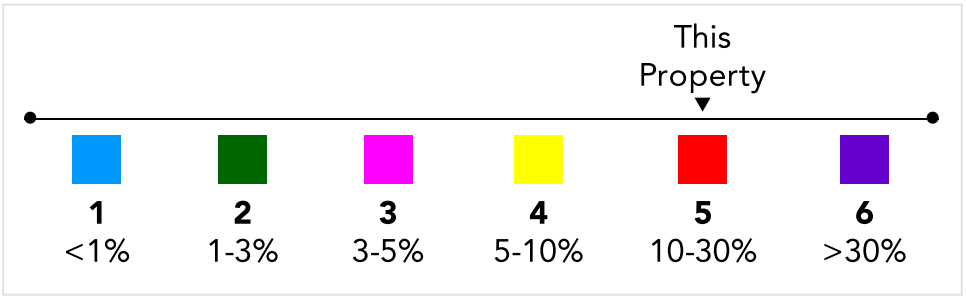
Environment
Radon Gas

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What is Radon?

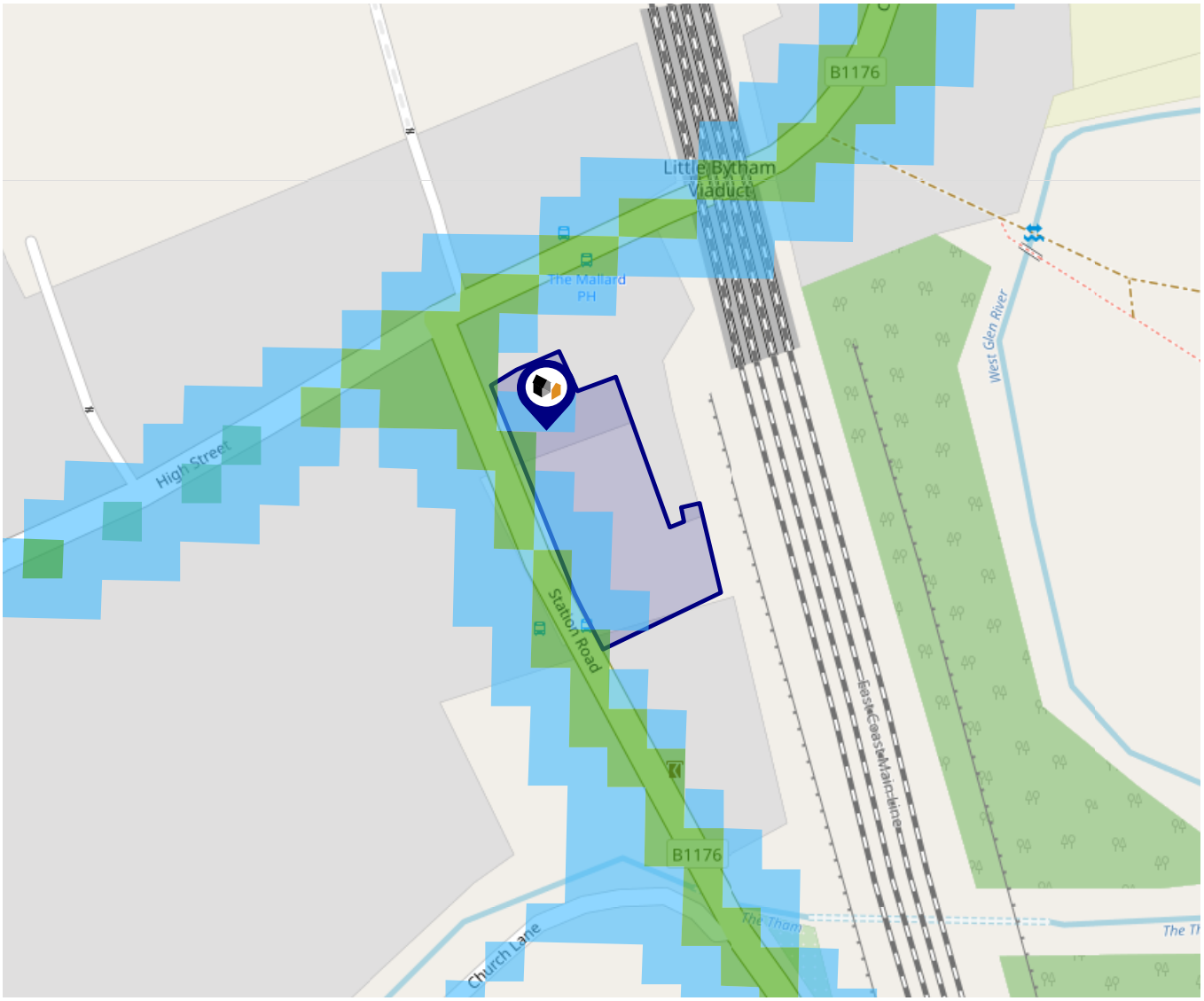
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).





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Local Area
Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

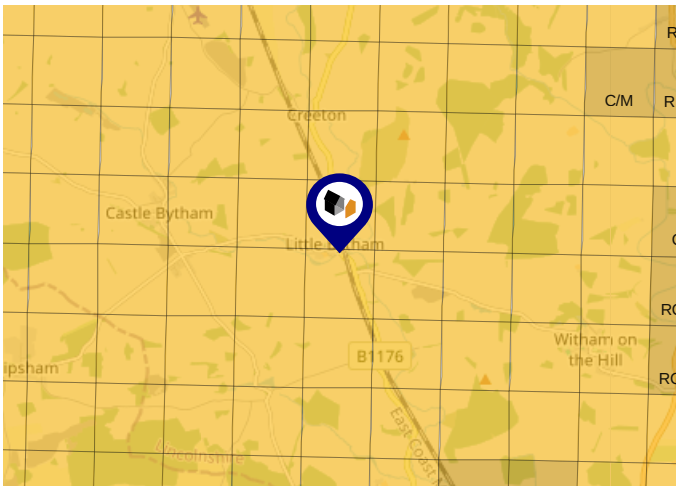
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment
Soils & Clay

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Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	**Soil Depth:**	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

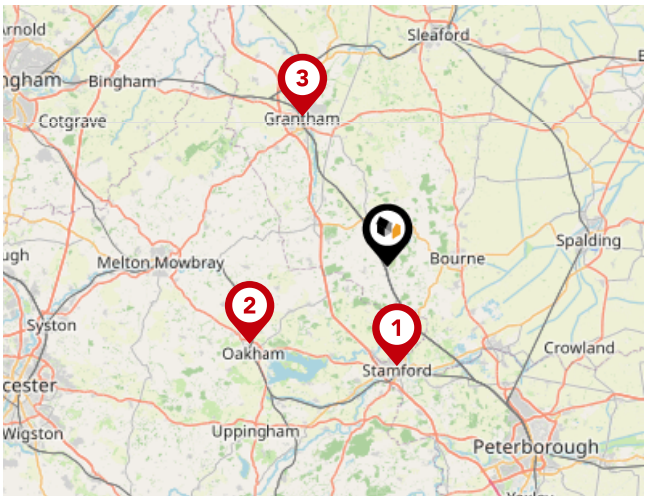


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

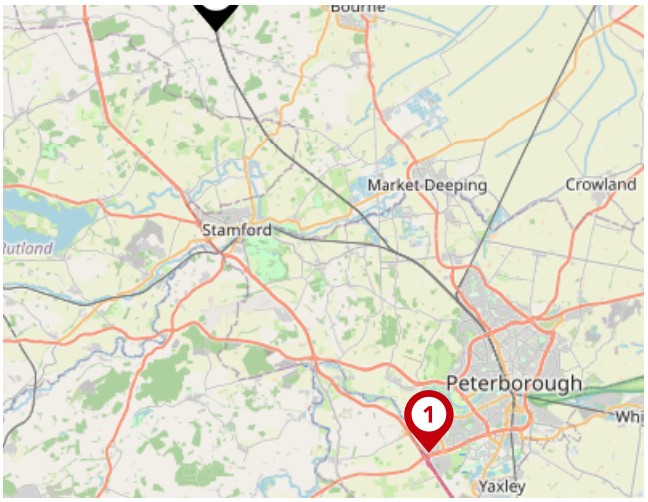
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Area
Transport (National)



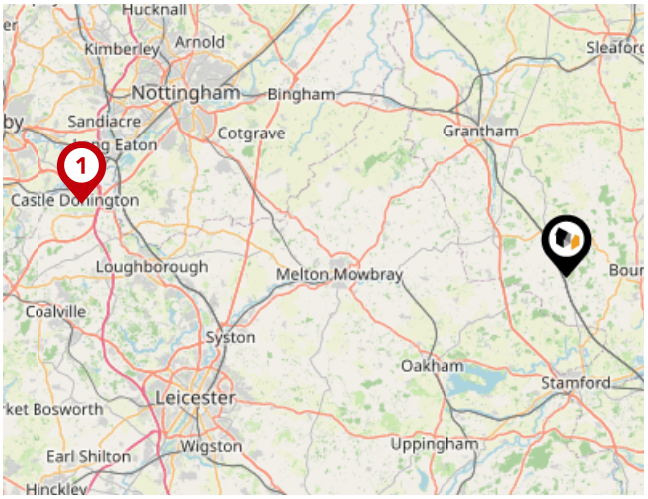
National Rail Stations

Pin	Name	Distance
1	Stamford Rail Station	7.14 miles
2	Oakham Rail Station	11.28 miles
3	Grantham Rail Station	12.34 miles



Trunk Roads/Motorways

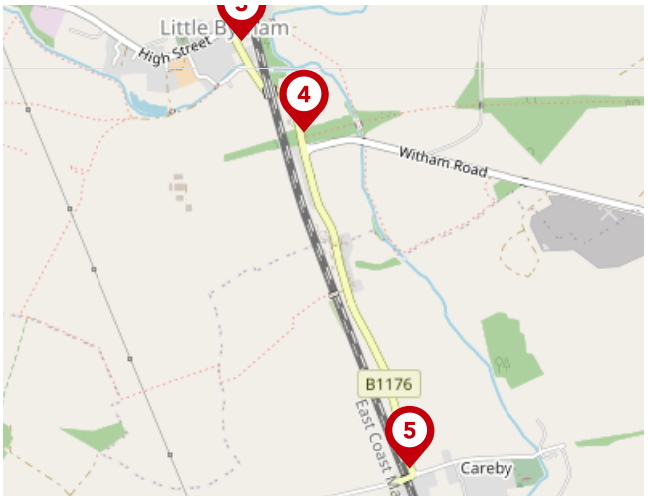
Pin	Name	Distance
1	A1(M) J17	16.96 miles



Airports/Helipads

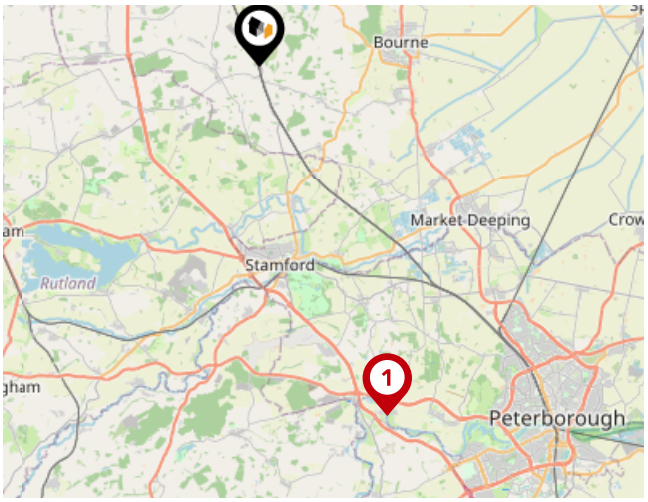
Pin	Name	Distance
1	East Midlands Airport	35.15 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Mallard PH	0.02 miles
2	Demand Responsive Area	0.02 miles
3	Church Lane	0.03 miles
4	Witham Road	0.28 miles
5	Station Road	1.06 miles



Local Connections

Pin	Name	Distance
1	Wansford (Nene Valley Railway)	13.39 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	37.09 miles

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Charles Dyson Estate Agents

Specialising in Grantham and the surrounding villages, Charles Dyson Estate Agents is committed to providing exceptional levels of customer service, through our dedicated and experienced team.

As most people choose their agent based on their location and experience, we are proud that the majority of our vendors and landlords are either recommended to us or are repeat customers who value the local knowledge of our friendly and experienced staff.

Whether you are buying, renting or selling we guarantee to offer a genuine one-to-one service at an affordable price.

Call us today to discuss your requirements with one of our team who will always be pleased to offer friendly impartial advice.

Charles Dyson Estate Agents
Testimonials

Testimonial 1

I bought my property through this team so they weren't directly representing me, though I did find them to be very friendly and helpful.
I couldn't get along with my conveyancer who didn't seem to want to know me, but Kristie was able to make up that shortfall by keeping me informed of what was going on from the buyer's side.
On the day I collected my keys they even gave me a welcome box full of some new home goodies.

Testimonial 2

I use Charles Dyson Estate & Letting Agents to manage all of my properties in the Grantham area. It is always my preference to deal with a local estate agent with a family feel, rather than a regional or national agency (that don't really care!).

I first started to use Charles Dyson Estate & Letting Agents in 2021, and three years on, their service continues to be exceptional.

Testimonial 3

Charles Dyson have been absolutely brilliant. A phenomenal service with great communication throughout our property sale. The team were so friendly and warm and made selling our home easy. We received regular updates during the sale and were impressed with the timely and professional service provided. We will definitely use Dysons again in the future.

Testimonial 4

Absolutely fantastic experience using Charles Dyson Estate agents to sell our property. The communication and level of efficiency was outstanding, they were really proactive and made the selling process as easy as possible for us.
Would highly recommend.

/CharlesDysonEstateAgents

/DysonEA

/charlesdysonestateagents/

Charles Dyson Estate Agents
Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Charles Dyson Estate Agents

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Ordnance Survey

Land Registry

Environment Agency

Historic England

Office for National Statistics

Ofcom

Royal Mail